

Student Housing: Police Response

FPD Experience with student housing properties:

- Over the last several years the police department has responded to an increased number of disturbances on student housing properties.
- The Grove
- Rio Homes
 - ❖ Vast majority of those calls were initially reported as a “party disturbance.”
 - ❖ Multiple arrests during this time period.

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How these calls are typically handled & what has worked in the past:

- Enforcement of state laws and local ordinance.
- Issue “Large Party” response notice.
- Issue second notice within a 90 period & charge of administrative fees for police services.
- Crime Free Multi Housing (CFMH) program.
- Private security on site.

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Current ordinance was modified and adopted in 2009-the major changes were:

- A large party is considered to be a “Special Security Assignment” if there has been police response within a 90 day period.
- “Increased Response”- 2/15 rule.
- Upon a second response FPD will charge administrative for police services.
- Fee is based upon hourly wage of officers who are present, and billable hours spent to handle the incident.
- Ordinance does allow for the issuance of an “Increased Response” notice on the first offense.

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What other Cities are doing

Tempe Ordinance-Nuisance Parties & Unlawful Gatherings

- Established civil penalties-not criminal.
- Ordinance allows officer(s) to issue a “nuisance citation” to all responsible persons.
- Written notice is issued to responsible persons & the landlord or owner -90 day period for subsequent fines.

First response \$250.00; Second response\$1,000.00; Third response and each subsequent response \$1,500.00

- Partner with ASU, who provides an Off Campus Liaison.

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Tucson Ordinance-Unruly Gatherings

- Established civil penalties to hold any persons responsible .
- Anyone in attendance can be fined if they are found to be contributing to the unruly gathering.
- Posting of a red placard -notice that the premises has been deemed a “Nuisance Property” for 180 days and a subsequent violation will result in civil and/or criminal penalties.
- Property owner is notified of posting and there is \$500 dollar fine for first offense.
- Subsequent offense can range from \$750-\$1500.
- Ordinance allows officers to use their discretion.

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What other Cities are doing

Tempe –Security Plans

- Security plan required for multi-unit dwellings of Five (5) units or greater, when the police department determined that the property is a “Hot Spot.”
- “Hot Spot” is based on calls for service over a (12) month period.
- The property has demonstrated a disregard for public safety.
- Modifications to this “Security Plan.”
- May enable us to mandate Crime Free Multi-Housing program, on site security, and on site management.
- Tie the “Security Plan” to number of beds or dwelling units.

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Recap-Questions-Discussion

I. Opportunities for the revision of the existing party disturbance ordinance:

- 1.) Redefine the definition of party in regards to number of persons present, number of officers required.**
- 2.) Impose civil fine for the first offense.**
- 3.) Extend the time period for the warning period from 90 to up to 180 days.**
- 4.) Notification and civil fine for the property owner or management upon second offense.**
- 5.) Posting/Placarding and holding all unruly parties responsible for civil fine.**
- 6.) Civil fees imposed-based on billable hours, or flat fee upon first, second or third offense.**

II. Creation of new ordinance for mandates for student housing:

- 1.) Tie requirements to number of beds, number of dwelling units, and or number of responses. (“Hot-Spots”)**
- 2.) Requirements to include management on site, contracting with private security, and or CFMH involvement.**
- 3.) Civil fine or misdemeanor offense if they don't comply.**